

G02, 7 Pearson Square

GUIDE PRICE

£2,300,000

- Rare Three-Bed Duplex
- Double-Height Reception
- Exceptional Ceiling Heights
- Private Corner Position
- Two Private Terraces
- Parking & Storage
- 24-Hour Concierge
- Premium Residents' Facilities



An exceptional three-bedroom duplex, currently configured as a generous two-bedroom home, occupying a particularly private corner position within the principal concierge building at Pearson Square. Extending to approximately 1,287 sq ft, the apartment combines extraordinary ceiling heights, exceptional natural light, two private terraces, secure underground parking and separate storage.

This is far from a typical ground-floor apartment at Pearson Square. Arranged entirely across the ground and first floors, with no lower-ground accommodation, its defining feature is the spectacular double-height reception space. Vast floor-to-ceiling glazing draws light deep into the apartment and gives the living space a scale and sense of volume rarely found within the development.

Its corner position is equally important. Unlike many ground-floor apartments, the accommodation feels remarkably private, without residents or members of the public regularly passing directly in front of the windows. Despite this privacy, the extensive glazing and open aspect ensure the apartment remains exceptionally bright.

The main living and dining space opens directly onto a substantial private terrace overlooking Pearson Square's beautifully maintained landscaped gardens. Generous enough for proper outdoor dining and entertaining, it feels like a natural continuation of the reception space rather than simply an outside addition.

The kitchen is contemporary and well appointed, with integrated appliances and excellent storage. Also on this level is a shower room which works particularly well as a guest powder room, together with useful utility and storage space.

Above, the open landing overlooks the dramatic reception below and incorporates a dedicated study area, creating a particularly useful place to work from home without compromising either bedroom.

The principal bedroom is exceptionally well considered, with fitted storage, an en suite shower room and its own private balcony, providing a second and more intimate outdoor space. The second bedroom also has an en suite shower room and a Juliet balcony overlooking the double-height living space below.

Originally designed as a three-bedroom apartment, the current configuration has been opened up to create a particularly spacious two-bedroom home. This gives the next owner the benefit of the existing sense of space while retaining the flexibility of the original three-bedroom arrangement.

The apartment also occupies one of the most convenient positions within Pearson Square, situated in the main building alongside the 24-hour concierge. This provides an additional sense of security and means the residents' facilities are quite literally moments from the front door, including the gym, private cinema, residents' lounge and business suite.

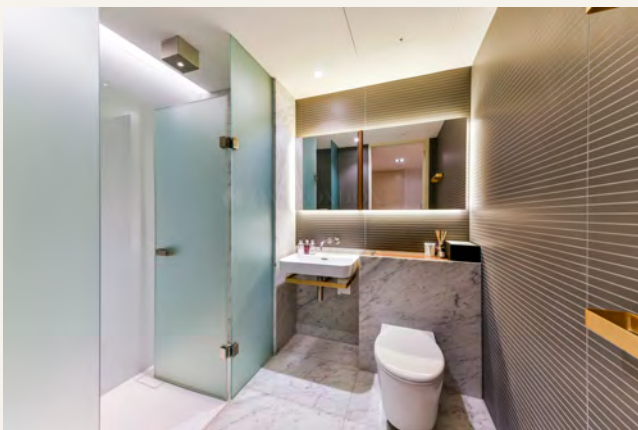
Secure underground parking and separate storage complete what is an unusually comprehensive apartment: exceptional volume, genuine privacy, remarkable natural light and substantial outside space, all within one of Fitzrovia's most established residential developments.

G02, 7 Pearson Square

GUIDEPRICE

£2,300,000

- Rare Three-Bed Duplex
- Double-Height Reception
- Exceptional Ceiling Heights
- Private Corner Position
- Two Private Terraces
- Parking & Storage
- 24-Hour Concierge
- Premium Residents' Facilities

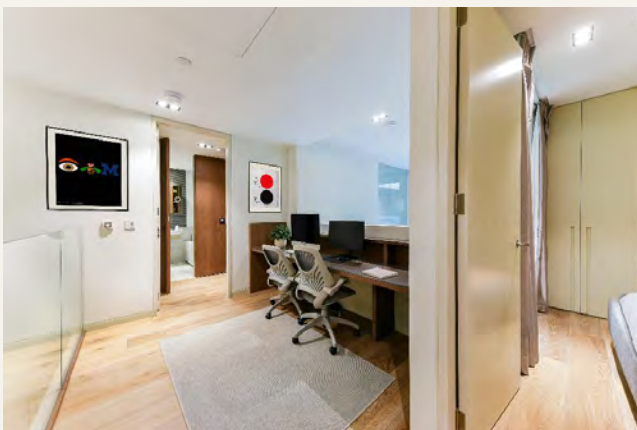


G02, 7 Pearson Square

GUIDEPRICE

£2,300,000

- Rare Three-Bed Duplex
- Double-Height Reception
- Exceptional Ceiling Heights
- Private Corner Position
- Two Private Terraces
- Parking & Storage
- 24-Hour Concierge
- Premium Residents' Facilities



G02, 7 Pearson Square

Size:
1,269 sq ft

3 bedrooms
3 bathrooms

Pearson Square, London, W1T

Approximate Gross Internal Floor Area = 120.0 sq m / 1292 sq ft

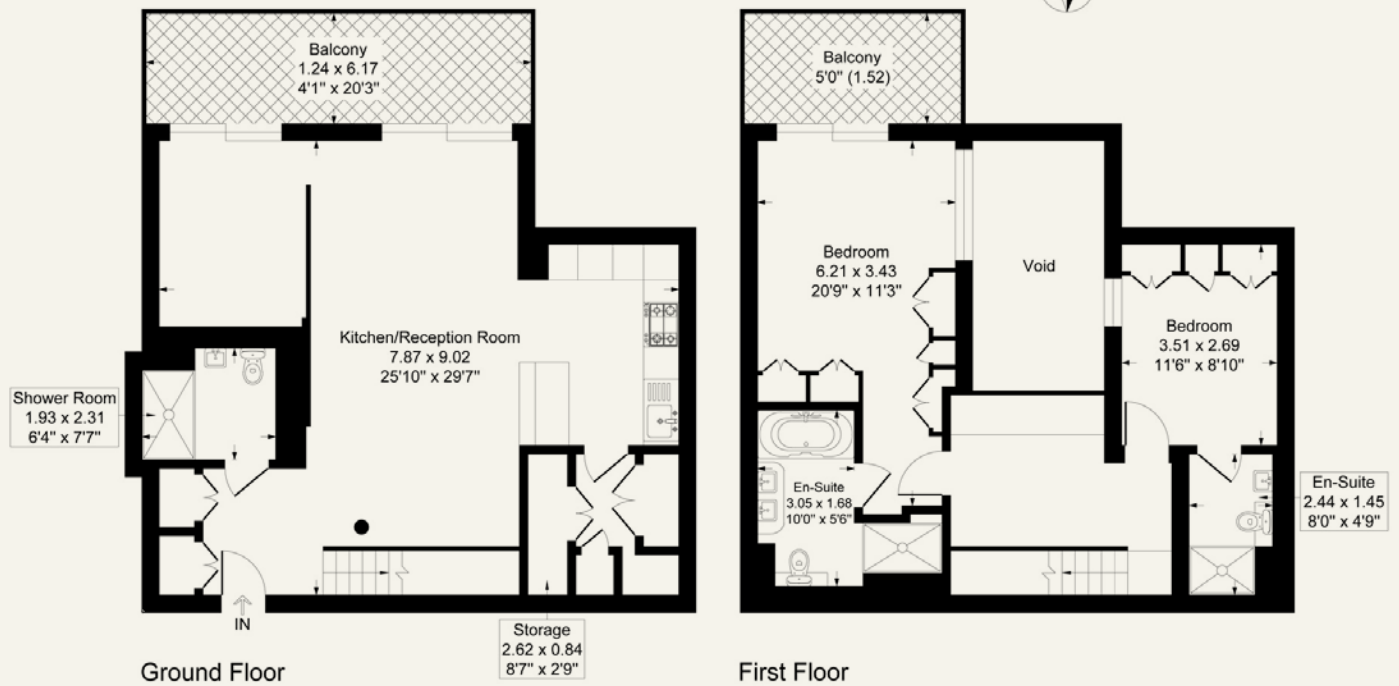


Illustration for identification purposes only, measurements are approximate, not to scale.



SALES DIRECTOR

Charles Jordan

EMAIL

charles@one-london.uk

DIRECT

07545640907

Charles Jordan believes the best property advice starts with understanding the person, not the property. With more than 17 years' experience across London property, Charles has handled everything from prime apartments and family homes to new developments, country houses and highly complex transactions. That breadth of experience, combined with long-standing relationships with some of the industry's best agents, solicitors and advisers, allows him to see routes through deals that others can miss.

Known for his calm approach, straight-talking advice and relentless determination, Charles believes there is almost always a way forward when the right property and the right buyer come together. He is patient, creative and never afraid to think differently to get a transaction over the line.